



Chairman Maria Eugenia Leon Guerrero  
Vice-Chair Patricia Ann P. Ada  
Commissioner Mayor John E. Cruz  
Commissioner Gregory D. Perez  
Commissioner Rita T. Franquez  
Commissioner Nick Keswani  
Commissioner Eduardo J. Calvo  
Commissioner Carlos Madrid Alvarez-Piñer, PhD  
Executive Director Lasia Casil



The Honorable Lourdes A. Leon Guerrero  
Governor of Guam

The Honorable Joshua F. Tenorio  
Lieutenant Governor of Guam



## ATURIDAT NUMA'LO YAN INADALANTON HAGÁTÑA

(Hagåtña Restoration and Redevelopment Authority)

### Board Of Commissioners - Regular Meeting

Thursday, October 3, 2019 - 5:00pm

5th Floor, ITC Bldg, GEDA Conference Room, Tamuning

#### AGENDA

- I. Call to order:
- II. Attendance:
- III. Approval of Minutes:
  1. July 25, 2019 Meeting Minutes
  2. September 6, 2019 Meeting Minutes
- IV. Reports:
  1. Executive Director Report
    - a) DRT real estate improvement taxes update
    - b) Meeting with Senator Clynt Ridgell
    - c) Meeting with Senator Sabina Perez
  2. Treasurer Report
    - a) FY2020 Budget Update
- V. Old Business:
  1. Hagåtña River Flood Risk Management Update
    - a) Scope of Work Contract Amendment Approval Clarification
  2. Clarification on legal liabilities of HRRRA board members
  3. Clarification on Public Law 24-110
  4. First Annual Hagåtña Sirena Festival
  5. Agency Comments on Hagåtña Master Plan Update

*Legal representative*  
*Insurance policy*  
*Board Risk*  
*Write a letter to AG. John.*

*Kamau.*

*#*  
*HRRRA.*

*→ 2-3 years*

*BSP →*

*Further.*

*Rebach*  
*prematurely*  
*annuity.*



**VI. New Business:**

1. Hagåtña Master Plan Sub-committee Working Session
  - a) Meeting in October - The Map Atlas & Design Guidelines
  - b) Meeting in November - The Hagåtña Master Plan

**VII. Announcements:**

**VIII. Next Regular Meeting:** Thursday, November 7, 2019, 5:00pm - 5th Floor, ITC Bldg, GEDA Conference room

**IX. Adjournment:**

6:37 pm.

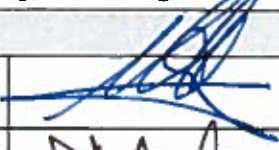
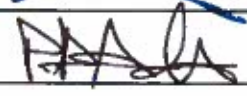
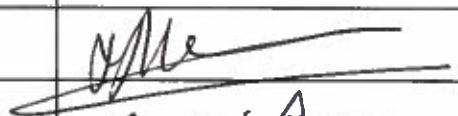
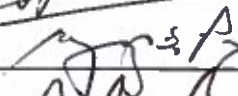
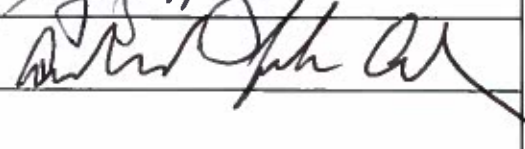
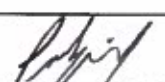


# **HRRA Board of Commissioners Regular Meeting Sign In Sheet**

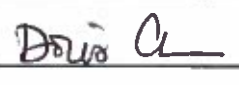
**October 3, 2019**

**GEDA Conference Room, 5th Floor, ITC Bldg, Tamuning**


## **BOARD MEMBERS:**

<b>Chair</b>	Maria Eugenio Leon Guerrero	
<b>Vice Chair</b>	Patricia "Patty" Ada	
<b>Commissioner</b>	Mayor John Cruz	
<b>Commissioner</b>	Nick Keswani	
<b>Commissioner</b>	Greg Perez	
<b>Commissioner</b>	Eduardo "Jake" Calvo	
<b>Commissioner</b>	Rita Franquez	
<b>Commissioner</b>	Carlos Madrid Alvarez-Pinar	

## **EX-OFFICIO MEMBERS:**

<b>Dept. Integrated Services for Individuals with Disabilities (DISID)</b>	Director Phyliss Leon Guerrero	
<b>Dept. Land Management (DOL)</b>	Director Joseph M. Borja	
<b>Dept. Parks and Recreation (DPR)</b>	Director Richard Ybanez	
<b>Dept. Public Works (DPW)</b>	Director Vincent P. Arriola	
<b>Guam Environmental Protection Agency (GEPA)</b>	Administrator Walter Leon Guerrero	
<b>Guam Preservation Trust</b>	Joe Quinata	
<b>Guam Visitors Bureau (GVB)</b>	President & CEO Pilar Laguaña	
<b>I Kumisión i Fino' CHamoru</b>	Hope Cristobal	
<b>Micronesia Area Research Center (MARC)</b>	Omaira Brunal Perry	

## **LEGISLATIVE OVERSIGHT COMMITTEE:**

<b>Chair</b>	Senator Kelly Marsh Taitano	
<b>Vice Chair</b>	Speaker Tina Muna Barnes	

## **HRRA:**

<b>Executive Director</b>	Lasia Casil	
<b>Staff</b>	Joseph Santos	

○

○

▽ ,

cc

○

# HRRA Board of Commissioners Regular Meeting - Guest Sign in Sheet

Location: GEDA Conference Room, 5th Fl., ITC Bldg, Tamuning

Date: Oct. 3, 2019

	First/Last Name	Affiliation	Phone	Email
1	DAN SWADLEY		688-2029	dfs@guam-aet
2	Robert W. Lawrence	Sen. Kelly Marshall (Taitano)	483-3786	rdand.senatorkelly@gmail.com <del>rdand.senatorkelly@gmail.com</del>
3				
4				
5				
6				
7				
8				
9				
10				

Y. .



11  
12  
13

14

15  
16



**ATURIDAT NUMA'LO YAN INADALANTON HAGÁTÑA**  
**(Hagátña Restoration and Redevelopment Authority)**  
**Board Of Commissioners - Regular Meeting Minutes**  
**Thursday, October 3, 2019 - 5:00pm**  
**GEDA Conference Room, ITC Bldg., Tamuning**

Agenda	Discussion	Action
<b>I. Call to order:</b>	Chair Leon Guerrero: called to order at 5:15pm	Meeting was called to order at 5:15pm
<b>II. Attendance</b>		
<b>Commissioners:</b>	Chair Leon Guerrero: Maria Eugenia Leon Guerrero; Vice Chair Leon Guerrero: Patty Ada; C. Keswani;; C. Madrid: ; Commissioner Greg Perez; C. CALVO	
<b>Ex-Officio Members:</b>	Doris Ada/Guam Visitors Bureau (GVB)	
<b>HRRA Staff:</b>	Director Casil:: Casil, Executive Director; Joseph Santos:	
<b>Guests:</b>	Roland Villaverde (Senator Marsh's office); Dan Swaverly	
<b>III. Approval of Minutes:</b>		
<b>1. July 25, 2019 Meeting Minutes</b>	C. Keswani: had comments for July 25th meeting. He requested that all acronyms be spelled out in all minutes moving forward, and anything that has a carryover effect should be listed in the agenda items for the next meeting and any motions made and results should be listed separately rather than be buried in the discussion. His editorial comments were submitted to Executive Director for revisions.  Chair Leon Guerrero: asked for reformatting of the minutes to be more visually discernible.	C. Keswani: made the motion to approve the minutes subject to amendments submitted. C. CALVO seconded. All approved the corrected minutes.
<b>2. September 6, 2019 Meeting Minutes</b>	Chair Leon Guerrero: asked for any discussion on the minutes.  Director Casil: explained that when it comes to the motions she tries to be as detailed as possible, when it is just discussions she tries to summarize the discussions.  C. Keswani: stated that the September 6th comments come across as verbatim, word-for-word, and the context is lost. He requested that the minutes be summarized and the transcript be kept on file for anyone that wants to listen to them.  C. Madrid: clarified that he volunteered as Treasurer as opposed to being proposed by C. Keswani:: and the correction of the name Omaira.	C. Keswani: made the motion that the minutes be summarized and reviewed at the next meeting. C. CALVO seconded and all members approved.
<b>IV. Reports:</b>		
<b>1. Executive Director Report</b>		
<b>HRRA Staffing:</b>	C. Keswani: asked what the role of the Administrative Officer is and the role of the current staff.  Director Casil: explained what the role of the AO is and the current staff is from the SCSEP program, a federal program. She is only allowed to work 20 hours a week.  C. Keswani: asked if it is necessary to have support staff and will there be enough work for them to fill 40 hours of work?	Chair Leon Guerrero: requested that the Executive Director provide a job description of the AO position for the next meeting.
<b>HRRA Office Space:</b>	Vice Chair Ada: How long is the office space rental and why is HRRA not in Tamuning?	



Agenda	Discussion	Action
<p>Letter received from Senator Marsh:</p> <p>a) DRT real estate improvement taxes update</p> <p>b) Meeting with Senator Clynt Ridgell</p> <p>c) Meeting with Senator Sabina Perez</p> <p>2. Treasurer Report</p> <p>a) FY2020 Budget Update</p>	<p>Director Casil: explained that the lease was not extended last year and the entire contents of the office were placed in temporary space at the repository. GEDA offered temporary space until HRRRA receives more funding.</p> <p>C. Keswani: asked if GEDA was providing the space at no cost?</p> <p>Director Casil: clarified that HRRRA was appropriated enough funds to pay rent in the last fiscal year. HRRRA is currently on a month-to-month lease which includes all amenities.</p> <p>Chair Leon Guerrero: sent a letter thanking senator Marsh for her support and to make sure we are all on the same page and to make sure all the information about the Hagåtña Master Plan and HRRRA is aligned and that there is clarification on which documents will be submitted to the Governor and Legislature for approval - The Hagåtña Master Plan, Design Guidelines, and Map Atlas. The Zoning Code is not required to be submitted for approval by the legislature.</p> <p>Roland Villaverde informed the board that there will be a response from Senator Marsh and she has some concerns</p> <p>Director Casil: explained that DRT submitted 2 different amounts based upon properties above and below a million dollars. Further clarification is needed if this amount should be separated.</p> <p>C. Keswani: stated that we need to look at the law and if the law is not clear then we need to seek clarification from the Attorney General.</p> <p>Director Casil: met with Senator Ridgell and the meeting went well. He said that he supports city planning.</p> <p>Director Casil: also met with Senator Perez and gave her an overview of the Hagåtña Master Plan.</p> <p>Director Casil: confirmed the creation of the new HRRRA financial account and the amount of \$274,732 to be deposited into the account. This amount covers the salaries of the the Director, Joseph Santos: , rent for the FY2020, contractual obligations and some equipment. Still ongoing is Department of Revenue and Taxation research into how much HRRRA should be receiving from the real estate improvement taxes on properties built from 1997 onwards.</p>	<p>Chair Leon Guerrero: made the motion that we seek advice from the AG as to whether this million dollars or more law impacts the taxes on the buildings that are supposed to come to HRRRA. C. CALVO seconded the motion and all voted in favor.</p> <p>C. Keswani: suggested a group meeting with all of the Senators to make sure that none of them feel excluded.</p>
<p>V. Old Business</p> <p>1. Hagåtña River Flood Risk Management Update</p> <p>a) Scope of Work Contract Amendment Approval Clarification</p>	<p>Director Casil: met with Larry Toves from GEDA and he explained that HRRRA may not have to extend the contract with Matrix. He informed her that because the Army Corps of Engineers (ACOE) is going to take 2 or more years to finish the River Feasibility Study, he is considering terminating the contract and issuing another task order to complete it when they complete the study.</p> <p>Chair Leon Guerrero: asked for clarification on the timing as there has been conflicting times of completion given.</p> <p>C. Keswani: stated that he thinks it premature to end a contract that hasn't been completed. It may be more cost-efficient or cost-effective to complete the contract instead of terminate it and start another contract at a later time.</p>	<p>C. Keswani: requested a meeting with Larry Toves of GEDA to be set up for further clarification.</p>







Agenda	Discussion	Action
<p>a) Meeting in October - The Map Atlas &amp; Design Guidelines</p> <p>b) Meeting in November - The Hagåtña Master Plan</p>	<p>Director Casil: explained that the subcommittee is a break-out session in October to review the Map Atlas and Design Guideline and one in November to review the Master Plan.</p> <p>C. Keswani: asked if the comments would be resolved before the first session?</p> <p>Joseph Santos: explained that the agencies were given all the documents and the only comments were give on the Hagåtña Master Plan.</p> <p>C. Madrid: asked which institutions were involved in the creation of the Design Guidelines?</p> <p>Joseph Santos: explained that the Guam Preservation Trust and MARC agencies were the lead proponents in the creation of the document.</p> <p>Chair Leon Guerrero: asked if anyone would like to volunteer to be on the subcommittee?</p> <p>Director Casil: explained that the subcommittee meeting would have to take place prior to the next board meeting and she would contact the subcommittee to schedule the date.</p> <p>Director Casil: explained that the scheduling for this meeting would be determined at the next regular board meeting. In the meantime, the subcommittee would have several weeks to review the document.</p>	
<p>VII. Announcements:</p> <p>Conversion of Pedros Plaza into Condominiums</p>	<p>Mr. Swaverly informed the board of a new project the conversion of Pedros Plaza into condominiums owned by 3 people on Guam, the most prominent being Ronald Su. There are structural issues that have been resolved. The developer is currently going through the proper government channels for the development and applications will be submitted within the next few weeks. Each floor will have 4 units.</p>	
<p>VIII. Next Regular Meeting:</p>	<p>It was announced the next meeting will take place on Thursday, November 7, 2019 at 5:00pm on the 5th floor of the ITC Bldg in the GEDA conference room.</p>	
<p>IX. Adjournment:</p>	<p>Chair Leon Guerrero: called for adjournment at 6:37pm.</p>	<p>Meeting adjourned at 6:37pm</p>

Eduardo "Jake" Calvo

Secretary

Hagåtña Restoration and Redevelopment Authority (HRRRA)

Date

2

0

0



**From:** Joseph Santos joseph.santos@hrra.guam.gov  
**Subject:** Review of Agency Comments  
**Date:** October 3, 2019 at 4:43 PM  
**To:** Lasia Casil lasia.casil@hrra.guam.gov

---

Hafa adai Executive Director Casil,

I have reviewed the submitted agency comments and also met with GEDA on the agency comments relative to having Matrix Design Group review the comments and provide feedback. GEDA recommended that we do submit the comments to Matrix and get their feedback. Also, I am coordinating with the agencies that commented to meet with their people to discuss their comments.

Additionally, I am reviewing the 504 recordings and should be complete by end of week Friday.

Joe

--

**JOSEPH C. SANTOS**

Hagatna Restoration and Redevelopment Authority (HRRRA)

(671) 475-4281

(671) 787-8808

[joseph.santos@hrra.guam.gov](mailto:joseph.santos@hrra.guam.gov)

Y900 317



### FY2020 Budget Summary

Staffing (Executive Director, Planner IV, Administrative Officer)	\$240,150
Supplies & Materials	\$4,102
Equipment	\$13,500
Office Space Rental from GEDA at ITC	\$30,480.00
**Contractual (Advertisements, Printing Services, Network Administration, Website Maintenance, APA Dues, ArcGIS Software Maintenance, Seminars/Workshops/Briefings)	\$16,324.00
Miscellaneous	\$5,400.00
HRRA Vehicle (MOU with CLTC. Just need battery)	\$0.00
Total Office Operations	\$309,956.00
P.L.35-36 Chapter V, Section 1 (gg)	\$274,732.00
Shortfall	\$35,224.00
*This does not take into consideration funds from real estate tax improvements	

*list of duties*

### DRT RE Taxes on Improvements Summary

Taxes paid 10/01/2018 - 06/31/2019	
Total Building Taxes Paid	\$538,662.07
P.L. 35-1 Payments	\$267,765.67

*take →  
o seeking*

#### QUESTIONS:

1. What is the total of the base year 1996?
2. Which properties were built in 1997 and onwards?
3. How does Public Law 35-1 affect HRRA?



### **FY2020 Budget Summary**

Staffing (Executive Director, Planner IV, Administrative Officer)	\$240,150
Supplies & Materials	\$4,102
Equipment	\$13,500
Office Space Rental from GEDA at ITC	\$30,480.00
**Contractual (Advertisements, Printing Services, Network Administration, Website Maintenance, APA Dues, ArcGIS Software Maintenance, Seminars/Workshops/Briefings)	\$16,324.00
Miscellaneous	\$5,400.00
HRRA Vehicle (MOU with CLTC. Just need battery)	\$0.00
Total Office Operations	\$309,956.00
<b>P.L.35-36 Chapter V, Section 1 (gg)</b>	<b>\$274,732.00</b>
Shortfall	\$35,224.00
*This does not take into consideration funds from real estate tax improvements	

### **DRT RE Taxes on Improvements Summary**

<b>Taxes paid 10/01/2018 - 06/31/2019</b>	
Total Building Taxes Paid	\$538,662.07
P.L. 35-1 Payments	\$267,765.67

#### **QUESTIONS:**

1. What is the total of the base year 1996?
2. Which properties were built in 1997 and onwards?
3. How does Public Law 35-1 affect HRRA? *+ 1 mil or more*



21 GCA REAL PROPERTY  
CH. 79 RESTORATION OF HAGATÑA

welfare, including recreational and other facilities incidental or appurtenant to them.

SOURCE: A.L. 11-81, 24-110:2 (Nov. 21, 1997).

**§ 79103. Projects Included in Restoration and Redevelopment.**

Restoration and Redevelopment include:

(a) The alteration, improvement, modernization, reconstruction, or rehabilitation or any combination of these, of existing structures in Hagatña.

(b) Provision for open-space types of use, such as streets and other public grounds and space around buildings, and public or private buildings, structures and improvements, and improvements of public or private recreation areas and other public grounds.

(c) The re-planning or redesign or original development of areas in Hagatña as to which either of the following conditions exist.

(1) The areas are stagnant or improperly utilized because of defective or inadequate street layout, faulty lot layout in relation to size, shape, or accessibility, or usefulness, or for other causes.

(2) The areas require re-planning and land assembly for reclamation or development in the interest of the general welfare because of widely scattered ownership, tax delinquency, or other reasons.

SOURCE: Added by P.L. 24-110:2 (Nov. 21, 1997).

**§ 79104. Continuance of Existing Buildings.**

Restoration and Redevelopment do not exclude the continuance of existing buildings or uses whose demolition and rebuilding or change of use are not deemed essential to the redevelopment and rehabilitation of Hagatña.

SOURCE: Added by P.L. 24-110:2 (Nov. 21, 1997).

**21 GCA REAL PROPERTY**  
**CII. 79 RESTORATION OF HAGĀTÑA**

one (1) or more of its officers, agents or employees, such powers and duties as it may deem proper. The Board shall adopt personnel rules pursuant to Title 4, Guam Code Annotated, §§ 4105 and 4106.

(e) Five (5) Commissioners shall constitute a quorum of the Board of Commissioners of the Authority for the purpose of conducting the business of the Authority and exercising its powers, and for all other purposes. A vote of the majority of the Commissioners present at any meeting of the Board shall prevail.

(f) Non-voting ex-officio members shall include representatives from the Department of Parks and Recreation, the Richard F. Taitano Micronesian Area Research Center, the *Chamorro* Language Commission, the Guam Visitors Bureau, the Department of Integrated Services for Individuals with Disabilities (DISID), the Department of Land Management, the Department of Public Works, the Guam Environmental Protection Agency, and the Guam Preservation Trust. These members shall provide technical assistance to ensure accuracy in the development of the Plan.

SOURCE: Added by P.L. 24-110:2 (Nov. 21, 1997). Amended by P.L. 32-039:1 (June 7, 2013), and effective upon enactment pursuant to P.L. 32-039:2.

**§ 79302. Hagātña Restoration and Redevelopment Plan.**

(a) The Authority shall develop a Plan (the "Plan") to carry out the purposes of this Chapter, which

(1) shall include the planning, preparation, development, construction, acquisition, lease, disposition, reconstruction, improvement, alteration, extension, repair, maintenance and operation of the Hagātña Restoration and Redevelopment Project (the "Project");

(2) shall include the terms and conditions for the reuse of the properties;

(3) shall include standard of eligibility for ownership or occupancy of housing, dwellings and facilities;

(4) shall include installation, construction or reconstruction of streets, utilities, parks, playgrounds and other public improvements.

(b) In developing the Plan, the Authority is authorized to conduct surveys, appraisals, soundings, test borings or any other technical investigations.



**21 GCA REAL PROPERTY  
CH. 79 RESTORATION OF HAGĀTSA**

(r) cooperate with, and participate in activities of local, regional or national agencies, organizations, institutions or other official or unofficial bodies engaged in the same related fields;

(s) lease any dwellings, accommodations, land, structures or facilities embraced in the Project;

(t) clear or prepare any property owned by it for redevelopment, conservation or rehabilitation;

(u) make such expenditures, subject to the provisions of this Article or any other applicable law, regulation or restriction, as may be necessary for the activities and operations of the Authority and carry out the purposes of this Article; and

(v) conduct examinations and investigation on any matters material to the functions or operations of the Authority.

SOURCE: Added by P.L. 24-110:2 (Nov. 21, 1997).

2012 NOTE: In maintaining the general codification scheme of the GCA the Compiler changed the hierarchy of subsections beginning with "Numbers" to "Lowercase Letters" in this section.

**§ 79304. Approval by the Governor and the Guam Legislature.**

The Authority shall submit the Plan to the Governor who, if he approves the same, shall transmit the Plan to the Guam Legislature in the form of a bill for adoption, amendment, modification or rejection by the Guam Legislature. Such Plan shall not be effective until either approved by statute or it shall have complied with the provisions of this law and forty-five (45) calendar days have elapsed from the date of receipt by the Guam Legislature of its transmittal, and two (2) legislative days have elapsed after the elapse of the forty-five (45) calendar days. The Legislative Secretary may request that the Authority submit all or part of the record of any public hearings on the Plan. The Guam Legislature may approve, disapprove or amend said Plan so transmitted within the combined period of the forty-five (45) calendar days and two (2) legislative days.

SOURCE: Added by P.L. 24-110:2 (Nov. 21, 1997).

**ARTICLE 4  
BONDS**



# *First Annual* Hagåtña Sirena Festival



- Celebrates, promotes and preserves an important part of CHamoru history and culture that took place in Hagåtña.
- Event Committee consisting of members from local Hagåtña businesses and stakeholders
- Support and funding for the event will come from sponsorships and partnerships.
- Local non-profit fiscal receiver to administer funds
- 6 months of planning to launch in Spring 2020.
- New tourist attraction. Coordinating with GVB for best date
- Food trucks, live music, games
- Mr. and Ms Sirena pageant



# **COMMENTS AND RECOMMENDATIONS**

## **HAGATNA RESTORATION AND REDEVELOPMENT AUTHORITY.**

### **(GUIDELINES AND MAP ATLAS)**

October 2019

Dr. Carlos Madrid, Eng. Nick Keswani.

1.-Design Guidelines. Recommendations.	Page 1
2.- Design Guidelines. Correction of typos or grammatical errors.	Page 9
3.-Map Atlas. Recommendations.	Page 10

#### **1.- Recommendations for the Design Guidelines:**

Page 1, the influence of the architecture derived from the Spanish administration of the islands, as described in the introductory paragraphs need to be elaborated in detail, in a separate appendix that can be incorporated in due time.

Page 13. The style corresponding to Guam is Chamorro-Spanish Vernacular architecture. True enough, what is known as “Spanish Mission Style” it is popular in contemporary Guam. It can be interpreted that its popularity comes for being an attempt to reflect or represent Chamorro-Spanish architecture.

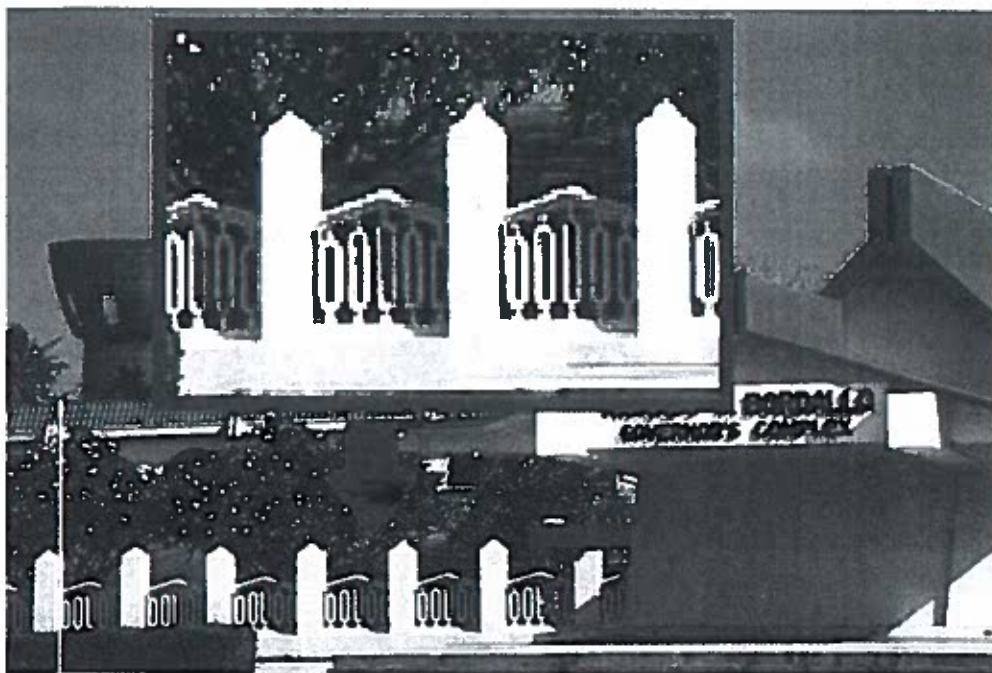
It is essential that the use of the term “Chamorro-Spanish Vernacular Architecture” and the scope of its meaning is understood as what it is: a recuperation of a tradition of styles and shapes, favored by further generations of Chamorros. The guidelines of HRRRA should not be interpreted as representing any kind of revival style, like the “Spanish Mission Style” of the 20<sup>th</sup> Century was. There is no nostalgia for the colonial past, but rather a decisive effort to place the modern indigenous component at the center. Thus, the Spanish component of

the vernacular architecture is acknowledged, inasmuch as it has been adopted as vernacular and it represents the vibrant expression of local culture.

The definition of the style provided in page 13, is doubtful. Also doubtful in the caption on page 43. Page 56, reference to Spanish mission style must be replaced by Chamorro-Spanish vernacular architecture.

Page 43. For the arcades referred in the paragraph 2.5.2.b, it should be noted that the arcades with semicircular arches are not necessarily traditional. As they are more costly to produce, they were not in use in the 19<sup>th</sup> century other than in the Almacén building and the Hagatña church. The arcades have become popular in the 20<sup>th</sup> century.

**Official buildings:** Since approximately the second half of the 19<sup>th</sup> century, and somehow up to the 20<sup>th</sup> century, official buildings have been designated and identified in their compounds with distinct, pointy ballast of white stones, in regular distances. Samples of these built in the 20<sup>th</sup> century are the Adelup government compound, the government residence in Apugan, and the High Schools of Chalan San Antonio. Earlier samples of these are the gardens of the government palace, the barracks, and the residence of the Public administrator. All these buildings faced the Plaza de España.

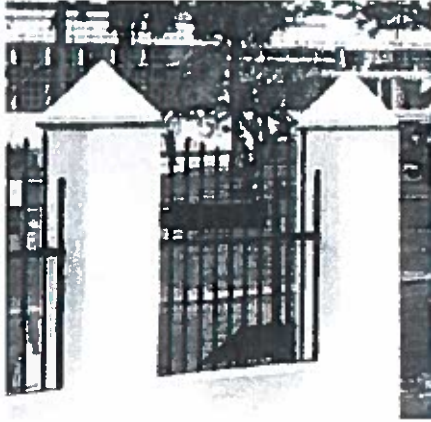


The Adelup Government Complex incorporated elements of the 19<sup>th</sup> Century Government Center of Agaña, thus reinforcing the sense of continuity.

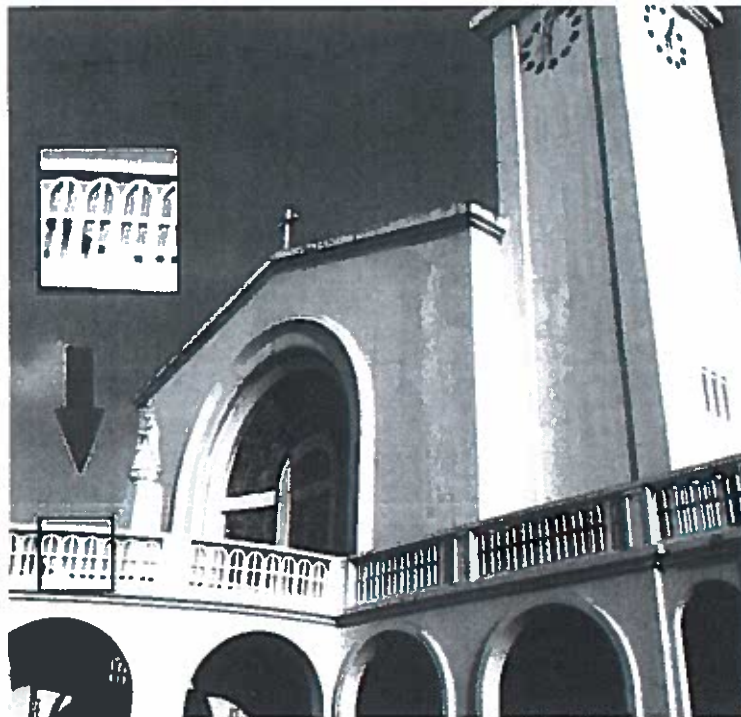


The ballasts or posts of the Plaza de España have become markers of government compounds. In the Plaza de España, some were built around the second half of the 19<sup>th</sup> Century, some after 1936.



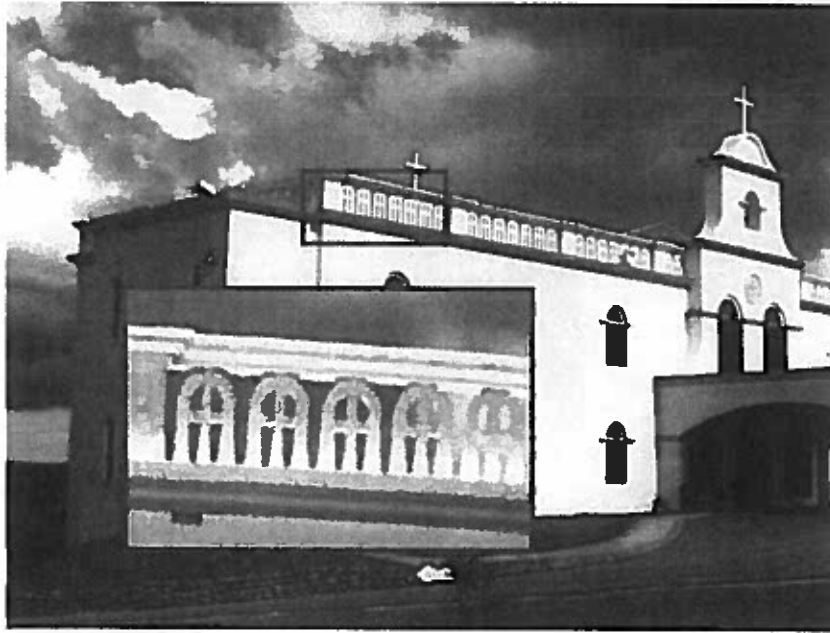


19<sup>th</sup> Century ballasts were built with a cornice at the bottom of the pyramidal top, likely for ornamental purposes.





Shapes like crosses surrounded by an arch, used in the 20<sup>th</sup> Century as reminder of the lateral windows of the Dulce Nombre de Maria Cathedral (above) have become patterns in other religious buildings like the Capuchin Friary (below).



Historically, official buildings in Hagatña were marked by two lanterns (farol), hanging on each side of the main entrance. Prior to the installation of electricity, these lamps were lighted with coconut oil.



A close up of one of these lamps can be seen in an 1899 photograph of the Spanish settlement of Ponape, next to the entrance of the government compound:



**Streetlamps:**



Intricate European styles, or art-deco American styles like the one presented in page 68 of the Guidelines, do not represent the continuity of the Vernacular architecture of Guam and the Mariana islands.



Simple, functional designs, like the lamps used in Spanish Port of Yap (left image) represent the spirit of vernacular architecture and 19<sup>th</sup> century Hagatña.

We do recommend that the streetlamps are used also as markers. The arm of the lamps, or their stone/cement pedestal, can serve as marker of the street, the Barrio, of the City itself, Barrio in which they are located, or to indicate the Official Seal of Guam. Thus, we recommend replacing the markers suggested in page 68 of the guidelines.

Well-designed public illumination of paseos and common areas are indispensable to inject life into the city. The running costs of electricity and maintenance must be factored or referenced into the Master Plan.

### **“Specific Area” Guidelines**

- Ensure the proximity of buildings, providing sense of a compact urban center while keeping the safety recommendations.
- If possible, study the possibility of aligning the buildings with pre-WWII streets, as far as it is practical and cost effective.
- For urban furniture (trash bins, benches, markers), we recommend use of local or natural materials (wood, cascaho, limestone, reef rocks) or metal, instead of cement as suggested in page 25.
- Use of shaped street lamps, with simple design, austere and functional (sun powered, or self-sufficient). These styles could vary depending on the barrio in which they are installed.
- Study the possibility of having pedestrian-only areas, perhaps the streets that are perpendicular to the ocean.



Pedestrian streets, perpendicular to the ocean, provide an opportunity for commercial use, and city life.

### **Policy on Street names and markers**

In order to protect the sense of continuity of the city of Hagatña with its own historical past, our recommendations are:

- Keep and protect all street names predating WWII. (Soledad, Hernan Cortes, Hessler, etc.).
- Recuperate the pre-war Street names for those streets that are still existing.
- Engage with local residents in the assignment of new street names. If possible, street names should have a common rationale depending on the district in which they are located. For instance starting with the same letter, or representing a repeated feature like a color, a flower, a village of Guam, etc, depending on the Barrio in which they are located.
- Calle (Street), Paseo (pedestrian), Avenida (Avenue) are terms currently used in streets of Guam, and we recommend they are implemented in Hagatña.. In order to give higher relevance and importance to an indigenous term, we recommend that we reserve the use of the term “Chalan” to refer to the most important

roads, bigger than Avenida, Paseo, or Calle. Chalan could replace the current "Route".

-Considering that Hagatña was not just the capital of Guam, but the capital of the whole of the Mariana Islands, we strongly encourage the naming of a major street, avenue, or route, to Islas Marianas.

## **2.- Design Guidelines. Correction of typos or grammatical errors.**

Page 3 – Paragraph 2) Reference to "Design Guidelines to be used in tandem with City of Hagatña Zoning Ordinance" – We would recommend specific references to know if these are the new ordinances.

Page 22 – Legend does not correspond with the pictorial on page 22 e.g. 2.2.6 b) nomenclature does not match with picture.

Page 30 – 2.4.3 b) Revise sentence grammar.

Page 35 – Legend does not correspond with the pictorial on page 34. Please revise

Page 35 – Sequence lighting fixtures 1,2,3,...as on page 34.

Page 37 – Legend does not correspond with the pictorial on page. Please revise.

Page 43 – 3.5.2 b) Fix 1st sentence error

Page 45 – 3.5.3 c), e) f), g), h) Fix statements. Put legend references related to pictures, at the end of the statements.

Page 48 – 3.8) We recommend further elaboration and detail about the references to Hagatña being in the process of reconfiguring the flood zone.

Page 50 – 4.3.2) Parking lots should not dominate street frontages or shoreline areas.

Page 57 – 5.2.1) Legend does not correspond with the pictorial on page. Please revise.

Page 57 – 5.2.1 i) Trolley stop. Modify reference for consistency with references to Bus Stops.

Page 58 – 5.2.3 b) Revise second sentence grammar.

Page 62 – 5.5.2 a) Revise first sentence.

Page 65 – 6.1) Revise third sentence (use area's instead of areas)

Page 66 – 6.2.1 e) Revise sentence (up lighting??).

Page 66 – 6.2.2 c) Legend does not match picture.

Page 66 – 6.2.3 a) Legend does not match picture.

Page 66 – 6.2.4 d) Legend does not match picture. Also revise last sentence grammar.

### **3.-Map Atlas. Recommendations**

-Need clarification if the Map Atlas (dated June 2015) needs to be updated to be consistent with the Hagatña Master Plan dated August 2018.

-The two major outstanding issues pending clarification and resolution are:

1-Sewage Treatment Plant location and future plans for expansion.

2-Flood Study / Flood Channelization.

-The Board will need Backup Documentation indicating that the Map Atlas dated June 2015 was reviewed and approved by responsible authorities with a charter to do so.

